

# **Building Design Guidelines**

**Invercraig Properties Inc.**

**20 lots**

**A planned community  
of attractive traditional and  
heritage style homes**

**Coldstream, B.C.**

**May 21, 2005**

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## 1.0 Purpose of the Design Guidelines

These Design Guidelines will ensure that all homes constructed within this subdivision meet modern architectural standards, have compatible architectural characteristics with neighbouring homes, and are constructed with building materials of a comparable quality.

These Design Guidelines will ensure:

- a readily recognizable traditional / heritage theme.
- high uniform construction standards.
- integrated streetscape.
- distinctive home designs and architectural continuity throughout the community.

## 2.0 Enforcement of the Design Guidelines

*There shall not be constructed, placed, erected or maintained on any lot, any dwelling, building or other improvements whatsoever unless and until plans and specifications thereof showing compliance in all respects with these guidelines and showing elevations, siting, size, colour scheme and all materials to be used have been submitted to and approved in writing by the Developer's authorized agent (Design Consultant) who shall have the right and power to approve or reject same in accordance with these Design Guidelines.*

The Design Consultant will be appointed by the registered owner of the lots (the Developer). In the event that the Developer wishes to appoint a new Design Consultant, the Developer has the right to do so.

To ensure the Design Guidelines are adhered to, a \$5,000 compliance deposit or suitable bond is to be paid to the Developer, by the Builder and/or lot owner, prior to final approval of the house plans. This fee will be returned after a final inspection is issued by the District of Coldstream, and the Design Consultant is satisfied that the house conforms to these Design Guidelines. The Design Guidelines supplement the District of Coldstream's zoning by-laws, and therefore must be used in conjunction with the District's by-laws and other regulations.

**Before purchasing a lot, or house plans, builders and/or lot owners must first read these Design Guidelines in their entirety.** To ensure that the proposed home is compatible with the Design Guidelines in their entirety, builders and/or lot owners must provide the Design Consultant with a preliminary sketch of any street facing facade, and a site plan clearly locating proposed structures, existing trees, driveway cut-ins, electrical boxes, and other significant site influences.

Before applying for a building permit from the District of Coldstream, Builders and/or lot owners must submit the following items to the Design Consultant for approval:

- Three sets of house plans which include floor plans, cross sections, all four elevations at 1/8" or 1/4" scale (imperial), or 1:50 scale (metric) and a site plan at a 1/8" = 1'0" (imperial) scale or a 1:100 or 1:250 (metric) scale, clearly showing the location of the house, driveway, sidewalks, and retaining walls on the lot.

Samples of colours and materials of the exterior finishes, or a description of the materials including colour codes, common colour name, manufacturer name, and product name. (See “Exhibit A - Design Guideline Checklist” in the Appendix).

The Builder and/or lot owner is obligated to follow the recommendations of the Design Consultant. Only plans displaying the Design Consultant’s approval stamp will be submitted to the District of Coldstream for a building permit.

In all cases where major revisions will be required by the Design Consultant as a condition of approval of the plan, the Builder and/or lot owner will be given an opportunity to meet and discuss the proposed revisions before a formal request for changes or an outright refusal of the home is issued.

Once a plan is approved and bears the stamp of approval, any subsequent changes to the exterior of the home must be approved by the Design Consultant in writing. A re-approval fee may be charged to the Builder and/or lot owner requesting the changes. After the house and front yard landscaping is completed, it will be inspected by the Design Consultant to ensure that the Design Guidelines have been adhered to. If inspection results are found satisfactory, the compliance fee will be returned. Exterior changes made to the house without the written approval of the Design Consultant will affect the return of the deposit to the Builder and/or lot owner. There will be a minimum charge of \$150.00 plus applicable taxes for alterations to the exterior colour of the house, or to the building plans.

### **3.0 Main Design Objectives**

A new home constructed on any lot shall be of a high architectural standard, which shall include: the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic heritage or traditional design, and a trim and detailing standard used specifically to reinforce the style objectives, as determined by the Design Consultant.

A desirable new character area is created in which homes are identified by a common traditional and heritage architectural theme, including some of the following elements: steeply pitched gable elements articulated with wood or wood look-alike detailing, covered entry verandas or porches, articulated wood columns, wood or stone post bases, wood railings, vertically aligned rectangular windows (dominant), 1x6 wood window trim and door trim, or other style-authentic heritage or traditional elements resulting in a neighbourhood with a desirable, readily recognizable identity, as determined by the Design Consultant.

The development shall be internally consistent in theme, representation, and character as determined by the Design Consultant.

The type of home constructed shall be compatible with the topography of the site.

## **4.0 Guidelines for the Lot**

### **4.1 Siting and Setbacks**

The siting of each house shall take into consideration the lot's natural characteristics, including the slope of the lot, the location of any existing trees that are designated for preservation, and the location of neighbouring improvements, as determined by the Design Consultant in relation to the over-view or over-shadowing of neighbouring lots and improvements.

It is the Builder and/or lot owners' responsibility to identify the location of easements, right-of-ways, restrictive covenants, drainage swales, hydro boxes, streetlights, and services, and to comply with the setback requirements established by the District of Coldstream and the recommendations of the Design Consultant.

Minimum building setbacks shall be as specified in the District of Coldstream's zoning by-laws. However, to create interesting streetscapes, to ensure consistency and continuity of the streetscape, to ensure view preservation, and to maximize privacy, the Design Consultant and the Builder and/or lot owner will endeavor to ensure that specific setbacks are suitable for specific lots, and if needed will increase setback requirements on individual lots, to amounts which may be more stringent than minimum setbacks of the zoning by-law.

### **4.2 Lot Grading**

Houses are to be designed to respond to natural grading conditions and minimum building elevation requirements set by the District of Coldstream. Changes to the natural topography such as raised plateau areas and the introduction of large amounts of fill will be discouraged. Only the Municipality of Coldstream has the authority to approve changes to the lot-grading plan.

The use of retaining walls shall be discouraged. Any retaining wall design shall require the specific approval of the Design Consultant. Where retaining walls are not indicated on final building plans the Builder and/or lot owner shall consult with the Design Consultant to establish an acceptable design that minimizes impact on existing drainage flow patterns and minimizes visual impact on neighbours. Where unavoidable, retaining walls shall be constructed of either stacked rock walls, architecturally treated concrete (eg. exposed aggregate) or interlocking concrete blocks (eg. Allan block type). All retaining walls and their foundations, including drainage pipes, are to be within property lines so as not to cause any encroachment on the neighbouring lot. Retaining wall height shall not exceed 3'0".

The Builder and/or lot owner is responsible to ensure that foundation excavations are back-filled and that excess soil is removed from the site to an approved disposal site after construction and that landscaping and other site changes do not interrupt the approved drainage pattern. Soil from the excavation is not to be permanently placed on site unless in compliance with the approved lot grading plan.

The proposed grading of the property must be in accordance with the approved lot grading plan for the lots. Drainage swales and paths are not to be disturbed or altered.

### **4.3 Driveways and Sidewalks**

Only the following construction materials are to be used for driveways and sidewalks:

- (i) exposed aggregate concrete,
- (ii) pavers in greys or browns approved by the Design Consultant, or
- (iii) stamped concrete in a natural stone pattern in greys or browns approved by the Design Consultant, or
- (iv) “brushed” or “broomed finish” concrete.

Asphalt surfacing materials must not be used anywhere on the lot.

The location of the driveway and sidewalks will be based on the objectives of maintaining open space and avoiding significant trees, street trees, street lights, or service boxes. Driveways shall not conflict with drainage swales on the lot grading plan. Driveways shall be situated firstly to take advantage of grade orientation, and secondly to provide for open green spaces. There shall be a minimum of two parking spaces in accordance with Zoning Bylaw requirements with a concrete surface on each lot. Garage and driveway location must be approved by the Design Consultant to ensure compatibility with adjacent houses.

### **4.4 Landscaping**

Landscaping is to conform to the recommendations of the Forestry Interface Plan. Native shrubs and bushes should be used and the planting of tall tree varieties is prohibited and in no event is the height of any vegetation to be grown to a height that is greater than the height of the roof of the dwelling on the Lot. Low maintenance and low irrigation requirements must be considered.

All front yard areas on the lot shall be landscaped with lawn, trees, shrubs, flowerbeds and landscape stone. Corner lots must also landscape the flanking street.

Note: Some lots will require the retention of existing trees in the home and landscape design. Landscaping of all street fronting yards should be completed within 90 days of the completion of the improvements, except if weather conditions make it impossible to do so, in which case the landscaping is completed as expeditiously as possible, and prior to final inspection.

### **4.5 Fencing**

Chain-linked fences shall not be permitted.

REAR YARD AND SIDE YARD fences shall be of standard cedar lattice (30 cm) over vertical cedar board type. Rear and side yard fences shall not exceed 1.8 meters in height, and shall not be located within 1.8 meters of the front face of the home.

SIDE YARDS LOCATED ON FLANKING STREETS may use the 1.8 meter cedar board fence standard, providing the fence does not extend more than 1.2 meters toward the front yard, measured from the rear corner of the home along the flanking elevation.

All fencing shall be appropriately stained or painted, and not left in a natural state to weather.

## 4.6 Recreational Equipment and Accessory Buildings

Trailer, boats, commercial vehicles, recreational equipment and other similar objects on a lot are required to be stored inside an enclosed space or behind fencing or screening, and are not permitted on any street fronting yard. Accessory Buildings are restricted to the rear yard.

## 5.0 Guidelines for the House

All homes must comply with the all District of Coldstream Zoning By-Laws, and with the Building Design Guidelines as set out by the developer.

### 5.1 House Sizes and Types

<b><u>Type of Dwelling</u></b>	<b><u>Finished living space Minimum Area</u></b>	<b><u>Floor print (excluding garage) Minimum</u></b>
Two storey homes:	1,800 Square Feet	1,200 Square Feet
Ground Level Entry Walk Up	1,500 Square Feet	1,400 Square Feet
Split Level	1,800 Square Feet	1,200 Square Feet
Rancher	1,500 Square Feet	1,500 Square Feet

The floor area of any basement shall not be included in any of the minimum area requirements except ground level walk up.

Note: The footprint is the area enclosed by the foundation of the dwelling excluding the garage. The Design Consultant may also limit the maximum footprint to avoid an “overpowering” size.

Where permitted, exterior access to a basement shall be from the rear of the single family dwelling only.

### 5.2 Height

Height of the house is to conform to the District of Coldstream By-Laws. The measurement shall be determined from the curb elevation at the centre of each lot as indicated on the elevation schedule unless such height is considered unreasonable by Invercraig Properties Inc., or the Design Consultant.

### 5.3 Exterior Design

Continuity of theme and character in the community will be maintained by means of a design review by the Design Consultant that will ensure that the size of architectural elements (such as the front entry or garage) relate proportionally to the size of such elements on neighbouring

homes. Roof forms, roof pitch, building height and massing of the structure should be compatible with those of adjacent homes.

The design of structures shall be style-authentic within the heritage / traditional style range. A high degree of compatibility shall be established between the proposed style theme, and the roof forms, volume allocations, and detailing features commonly associated with the intended style, as determined by the Design Consultant.

## **5.4 Building Height and Massing**

The building height and massing for improvements on the lot are to be compatible with the lot-grading plan, and with the improvements on adjacent lots in relation to roof design and transition in building height, as determined by the Design Consultant.

The design of the single-family dwelling incorporates the following general massing design principles, as determined by the Design Consultant.

- the volume of the wall mass of individual architectural elements, such as the front entrance, the garage, and feature projections are in proportions normally associated with homes of a traditional or heritage style genre.
- wall mass volumes on any street facing facade are allocated to locations on that facade in a manner that results in the achievement of overall balance in the design, as determined by the Design Consultant.

The gross floor area of the second storey shall not exceed 80 percent of the gross floor area of the first storey (including all attached garages). The 20 percent reduced floor area of the second storey shall be accomplished by an offset of the second storey level from the wall at the main floor level from either the front or side walls at the main floor or a combination thereof.

Covered front entrance verandas are encouraged. For the purpose of calculating the minimum 20 percent offset as described in the paragraph above, the horizontal area between the front face of a covered entry veranda and the front wall face at the upper floor may be used to achieve the required 20 percent offset. The covered front entrance veranda may be used for this purpose only where the veranda forms an integral part of the design of the structure, as determined by the Design Consultant. If the covered veranda area is less than 20 percent of the lower floor area plus the veranda, then the remaining offset shall be achieved by an offset of the second storey level from the wall at the main floor level from either the front or side walls at the main floor, or a combination thereof.

Large areas of exposed basement wall mass at the front of the home are strongly discouraged.

Where the exposed basement wall mass at the front of the home exceeds 0.6 metres, raised masonry planters, wood lattice between the underside of the entrance deck and the finished grade, a combination of the two, or other means as determined by the Design Consultant shall be used to minimize the impact of the street facing basement wall mass.

## **5.5 Dwelling Design**

Similar exterior designs shall be separated by a minimum of 3 lots along the same street,

measured to the closest lot lines. Where the same exterior design occurs along the same street, homes shall be differentiated by colour.

Main design elements and trim and detailing components, that are integral to the design of the dwelling, shall be as specified in clause 5.7 (8) herein.

## **5.6 Corner Lot Design**

CORNER LOTS: Corner lot designs shall achieve the objective of creating open space at the street corner by reduced massing of building elements nearest the street corner. The design should provide for significant architectural features on both the front and flanking street sides of the dwelling, resulting in suitable architectural representation on street facing sides of the dwelling, as determined by the Design Consultant.

## **5.7 Wall Cladding and Detailing**

Special attention to consistency in the exterior treatment of the house will be required. Detailing which is important to the design's integrity is considered essential and should not be omitted.

Specific exterior design details:

1. Main cladding materials used on the front of the house shall be used on all other faces of the building. The Design Consultant must approve variations of this.
2. The main exterior wall cladding materials shall be limited to standard, acrylic or "Artesan" stucco, "Hardiplank", composite wood products approved by the Canadian Standards Association (CSA) and the Design Consultant, brick and stone.
3. Stucco colours and textures (sand float, rough dash, slop dash, etc) are to be approved by the Design Consultant prior to application.
4. Wood and/or brick or stone accent areas equal to not less than 15 percent of the exposed wall area of the street facing facade are required on all homes. Where brick or stone features extend to an exterior corner, the accent material shall "turn the corner" by not less than 0.6 metres (2 feet).
5. 1x4 or 1x6 wood trims or stucco build-outs are required around all windows and doors, except where the use of such trim would interfere with the application of other elements such as shutters, or plant ledges.
6. Some heritage or traditional detailing is required on all homes, including some of the following elements: steeply pitched gable elements articulated with wood or wood look-alike detailing, covered entry verandas or porches, articulated wood columns, wood or stone post bases, wood railings, vertically aligned rectangular windows (dominant), wood flower boxes, 1x6 wood window trim and door trim, or other style-authentic heritage or traditional elements resulting in the achievement of a desirable, readily recognizable traditional / heritage identity, as determined by the Design Consultant.
7. Chimneys must be boxed in and finished with the same material as the main siding and trim. Decorative (corbelled) caps are encouraged. Standard brick or stone finishes are permitted on chimneys provided they are incorporated as an integrated design feature. Chimney Caps are to be consistent with the example provided by the Design Consultant.

8. Exposed concrete block is not permitted. Exposed concrete foundation walls are not to exceed 0.6 metres in height.
9. Consistency in the exterior treatment of each home is required to ensure the authenticity of the intended style, and to ensure that the homes relate to one another, thereby creating consistency in the streetscape.
10. Fascia board colours and window trim colours must complement the siding colour. All horizontal fascias are to have at least a 2" wood reveal below fascia gutters. All gable fascias are to be doubled, e.g. 1"x8" with 1"x 3" or 1" x 4" in either consistent or complementary colours. Metal fascia is not permitted.
11. Front doors will have raised panels or equivalent approved by the Design Consultant of solid construction that are painted to match trims or to complement other finishes in the home. A heritage-consistent window feature will be permitted subject to the approval of the Design Consultant. Exterior lighting design should feature the front entry doors.
12. Upper floor balconies (except as an architectural feature specifically approved by the Design Consultant) are not permitted on the front or sides of the home, and will be limited in size at the rear of the home to ensure that reasonable privacy is achieved on adjacent lots.
13. An exterior light is to be installed at the end of each driveway by the Builder and/or lot owner to further enhance consistency in the streetscape. The Design Consultant will provide a choice of light fixtures to the builder and/or lot owner.

## **5.8 House Colour**

In general, coordinating colours along the street to ensure the theme is maintained will enhance the appearance of the development. Use of heritage and historical colour schemes such as the Benjamin Moore Historical Colour Collection or equivalent, is encouraged. Secondary colours (at least two) that apply to trim boards, shutters, doors and other decorative features shall highlight and complement the main colours.

Exterior colours on each home are coordinated to be complementary to one another and so that adjacent homes do not have identical colour schemes. A colour selection checklist will be completed for each home or accessory building by the Builder and/or lot owner, and will require the Design Consultant's approval. The checklist attached as Exhibit A in the appendix herein should be completed and submitted to the Design Consultant prior to receipt of final plan approval.

## **5.9 Roof**

Roof surfaces must be of shake profile 40-pound asphalt shingles such as GAF Grand Sequoia ([www.gaf.com](http://www.gaf.com)) or equivalent, shake profile concrete roof tiles, or other shake profile roofing products, which are approved by the Canadian Standards Association (CSA approved), and are approved by the Design Consultant.

The minimum slope for street facing common gable projections shall be 6:12. Steeper slopes for these elements will be encouraged, except where a lower pitch achieves the purpose of protecting a view corridor or achieving style authenticity in a particular element such as a shed

dormer or covered entrance veranda. The lower pitch may be permitted subject to Design Consultant approval.

Front facades must have a roof element between the first and second floor such as a veranda or covered entry roof element that covers a portion of the facade. All roof stacks, flashing, etc., are to be painted to match the roof colour.

## **5.10 Garages**

A two vehicle fully enclosed garage is required on each lot. Garages shall have a minimum clear interior depth of 6.18 metres and a minimum clear interior width of 5.5 metres. Garages must be of a similar design, style, and colour as that of the principal building.

All garages must have closing doors to ensure that stored household belongings are not visible from the street.

Garage doors shall be traditionally styled carriage house doors such as "Heritage Classic" from Northwest Door Inc. ([www.nwdusa.com](http://www.nwdusa.com)), metal or wood construction and shall complement the colour of the principal dwelling, as determined by the Design Consultant. Windows in garage doors shall be of consistent design as house windows.

## **5.11 Accessory Buildings**

Accessory buildings shall complement the style and the main cladding, roofing materials, and colours of the principal dwelling.

The height of accessory buildings and structures shall not exceed 3.75 metres or 1 ½ storeys, whichever is the lesser.

# **6.0 Construction and Marketing Protocol**

## **6.1 Signage**

Signs erected by a Builder and/or lot owner or agent may not be larger than 0.6 m x 0.9 m (2'x3'). Only the Developer or the Developer's agent may erect larger signs for the purpose of marketing the development; said signs are to be removed once the development is complete. Only one "For Sale" sign may be placed for each residence.

## **6.2 Protection of Curb, Sidewalk and Utilities**

The Builder and/or lot owner is responsible for repairing any damage to curb, sidewalk, roadways, swales, or service connections as a result of the house construction. The Builder and/or lot owner should inspect the lot prior to construction and inform the Design Consultant and the Permits & Licenses Department of the District of Coldstream of any existing damage. Once the house is constructed, the lot and adjacent services will be inspected to ensure that any and all damage is repaired.

## 6.3 Appearance During Construction

The Builder and/or lot owner is required to keep the lot, sidewalk, curb, and street clean and orderly during construction. This requirement includes keeping road clear of soil and debris throughout the entire course of construction

## 7.0 Special Lot Restrictions

### 7.1 Drainage Easements and Rights-of-Way

Builders and/or lot owners purchasing lots encumbered with drainage easements or rights-of-way must pay special attention to completed swales and lot grading in order to maintain established overland water flows. Special precautions shall be taken during construction regarding ground and surface runoff.

## 8. Severability and Liability

### 8.1 Severability

If any provision herein is determined to be voided or unenforceable in whole or in part, it shall not be deemed to affect or impair the enforceability or validity of any other provision or any part thereof.

### 8.2 Liability

The Developer, its designated Design Consultant, and the District of Coldstream assume no responsibility for the accuracy of the information provided or from any losses or damages resulting from its use. Nothing contained within these Design Guidelines shall impose any liability on the Developer, the District of Coldstream, or the Design Consultant, for damages of any kind, consequential or otherwise, resulting from these building design guidelines.

## 9.0 Process and Obligations

### 9.1 Pathway to Completion

The following steps are recommended to the Builder and/or lot owner to ensure successful completion of the requirements:

1. **Visit the lot.** Note all characteristics, including lot slope, the location of significant trees to be retained, the location of rock outcroppings and other natural amenities, the potential for view, the potential for view blockage, the location of streetlights, electrical boxes, service locations, driveway cut-ins, and lot shape.
2. **Conduct a title search.** Be aware of all encumbrances such as easements, prior charges, etc.
3. **Obtain lot grading information for your property.** Ensure that the depth of services is sufficient for any need you may have to accommodate a basement, and be aware of

final grading implications including the need for retaining walls. Some lots may require the services of a geotechnical engineer.

4. **Choose a home plan designer** and carefully review these Building Design Guidelines.
5. **Prepare a preliminary submission** including views of any street facing side of the home, a preliminary floor plan design (which may be from a plan book), a site plan indicating the location of improvements, and submit it to the Design Consultant for preliminary approval.
6. **If approval is declined by the Design Consultant**, contact the Design Consultant and determine what course of action is necessary to obtain approval.
7. **If satisfied with the outcome of the preliminary approval process, pay the \$5,000 Design Guideline compliance deposit to the Developer.**
8. **Complete final working drawings** in accordance with any notes added by the Design Consultant to the preliminary submission, and send three complete sets of working drawings and the Design Guideline Checklist to the Design Consultant. If the plans are accepted by the Design Consultant, the plans will be stamped as accepted and two copies will be returned.
9. **Apply for a building permit at the District of Coldstream.** Submit evidence to the District of Coldstream that the plans have been accepted and stamped by the Design Consultant.
10. **Construct forms** in accordance with elevations indicated on the final blueprints. If there is any discrepancy between the approved elevations for forms and the as-constructed elevations of the forms, stop work and contact the Design Consultant.
11. **Complete construction of the home** in accordance with the approved plans including all finishing and painting.
12. **Install landscaping** in accordance with approved plans.
13. **Call for final inspection** by the Design Consultant and by the District of Coldstream. Deficiencies identified by either the District of Coldstream or the Design Consultant should be corrected within 30 days of the inspection.
14. **When the completed home meets requirements of the Design Guidelines**, an approved inspection form will be completed by the Design Consultant, if not, a list of deficiencies will be issued, which should be corrected, after which re-inspection should be called.
15. **Supply the Design Consultant with proof of final building approval** by the District of Coldstream.
16. **When the Design Consultant's inspection is complete** and final approval has been obtained from the District of Coldstream, the Design Consultant will send a letter to the Developer authorizing return of the compliance deposit.

## **9.2 Obligations of the Builder and/or Lot Owner, and the Developer**

The Builder and/or lot owner agrees to complete construction of the home and landscaping in accordance with the provisions of the Design Guidelines. The Builder and/or lot owner acknowledges that failure to complete the home and landscaping within two years from obtaining a valid building permit will harm the Developer, and the Developer shall therefore be entitled to retain the \$5,000 compliance deposit. In addition, the Developer shall be entitled to commence action against the Builder and/or lot owner to recover any costs or expenses incurred by the Developer in excess of \$5,000 per lot. Following any damage claim, the obligations of the Developer to maintain architectural control in respect of the lot or lots shall terminate, at the discretion of the Developer.

Any undeveloped lot must be kept mowed and in a tidy state until building commences.

## Schedule A

To that certain Contract of Purchase and Sale dated the \_\_\_\_ day of \_\_\_\_\_, 200\_

### Between:

Invercraig Properties Inc.  
2005 Redwood Street  
Prince George, BC V2L 2N5

### As Seller

### And:

### As Buyer

### Whereas:

- A. The Buyer has undertaken and agreed to purchase from the Seller the property described as  
Lot \_\_\_\_\_, Section \_\_\_\_\_, Township \_\_\_\_\_, O.D.Y.D, Plan \_\_\_\_\_

Upon the terms and conditions in the Contract of Purchase and Sale referred to herein.

- B. The Seller has had the described property surveyed and survey markers (i.e. pins and wooden pegs) placed to designate or reference each corner of the property.
- C. The Seller has installed certain above and below ground services to the described property.
- D. The Buyer has read and agreed to abide by the Building Design Guidelines which are attached to the Contract of Purchase and Sale.
- E. The Buyer agrees to maintain the property in a neat and tidy condition until construction of a dwelling has been commenced.

### Now therefore this agreement witnesseth as follows:

After completion of the property purchase and in addition to the purchase price the Buyer shall deposit with the Seller the sum of \$5,000.00. This sum hereinafter referred as the "compliance deposit" shall be held in accordance with the provisions of and for the purposes set forth in Section 2.0 of the Building Design Guidelines. The compliance deposit is due and payable to the developer by the builder and/or lot owner prior to final approval of the house plans by the Design Consultant.

The compliance deposit or any portion thereof may also be utilized to reimburse the Seller for any cost incurred by the Seller in:

- (a) Replacing any damaged or destroyed survey markers
- (b) Maintaining the lot in a neat and tidy condition
- (c) Removing any excavation material, construction debris or other material placed or caused to be placed by the Buyer, Contractor or any others acting on his behalf, on property other than the lot purchased.

In the event the Seller incurs costs with respect to the foregoing in excess of the compliance deposit, the Buyer shall pay the amount of such excess within 14 days of receiving an advice setting forth particulars of the costs and excess.

In the event the aggregate costs incurred by the Seller with respect to any of the foregoing is less than the deposit, the difference between the deposit and the aggregate costs shall be refunded, without interest, to the Buyer by the Seller within 30 days of the later of:

- (a) Confirmation in writing, i.e. an occupancy permit, from the District of Coldstream that construction of the dwelling has been substantially completed in compliance with applicable by-laws and
- (b) The completion of landscaping requirements as provided for in the Building Design Guidelines attached to the Contract of Purchase and Sale, and
- (c) The Seller or its appointed agent, having issued a confirmation of substantial completion and compliance with the Building Design Guidelines.

Agreed to this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_

On behalf of the Seller:

Invercraig Properties Inc.

Per \_\_\_\_\_

On behalf of the Buyer:

\_\_\_\_\_

Per: \_\_\_\_\_

**Exhibit A**  
**Design Guideline Checklist (Page 1 of 2)**

Lot#: \_\_\_\_\_  
Applicant(s) #1 \_\_\_\_\_ #2 \_\_\_\_\_ Designer: \_\_\_\_\_  
Applicant Tel: \_\_\_\_\_ Tel #2 \_\_\_\_\_ Designer Tel: \_\_\_\_\_  
Applicant Address: \_\_\_\_\_  
Applicant email address \_\_\_\_\_

**Exterior Construction materials and Colours**

**Colour Policies**

- Colour reservations are based on date received.
- Similar roof colours are permitted on adjacent homes.
- Similar wall colours permitted with one lot separation (however, trim should be different)
- Similar wall colours are permitted directly across the street (trim colours must differ)
- Identical colour schemes permitted with 3-lot separation, provided homes are not identical.
- Colours for main cladding materials must be heritage or historical
- Colours for trim can be neutral, natural, or primary
- Identical brick and stone profiles and colours may not be used on adjacent homes.

-----THIS SECTION TO BE COMPLETED BY APPLICANT -----

**Roof:**

Roof surface material  
-Shake profile concrete roof tiles: Colour \_\_\_\_\_ Manufacturer \_\_\_\_\_  
-Asphalt shingles: (GAF Grand Sequoia or similar) colour \_\_\_\_\_  
-Fascia/barge board size: 1x8 \_\_\_\_\_ 2x8 \_\_\_\_\_, second 1x3 \_\_\_\_\_ 1x4 \_\_\_\_\_  
-Fascia/ barge board colour: Main fascia \_\_\_\_\_, 2<sup>nd</sup> fascia \_\_\_\_\_  
-Gutter colour: \_\_\_\_\_

**Walls**

Main wall cladding material:  
-Hardiplank: Horizontal \_\_\_\_\_, Vertical \_\_\_\_\_  
-Stucco: Standard \_\_\_\_\_, Artisan \_\_\_\_\_, Acrylic \_\_\_\_\_  
Colour of main wall cladding \_\_\_\_\_  
Feature materials \_\_\_\_\_ Feature material colour \_\_\_\_\_  
Gable end material \_\_\_\_\_ Gable end colour \_\_\_\_\_  
Wall accent material \_\_\_\_\_ Wall accent colour \_\_\_\_\_  
Base trim material \_\_\_\_\_ Base trim colour \_\_\_\_\_  
Detailing features (brackets, braces, dentil etc.): Colour: \_\_\_\_\_  
Brick accent colour (if brick used) \_\_\_\_\_  
Stone accent profile and colour (if used): Profile \_\_\_\_\_ Colour \_\_\_\_\_  
Downspouts: Colour: \_\_\_\_\_  
Soffit: Type \_\_\_\_\_ Colour \_\_\_\_\_

**Openings**

Window type: Wood \_\_\_\_\_, Vinyl \_\_\_\_\_, Metal Clad \_\_\_\_\_ Colour \_\_\_\_\_  
Window and door trim size: 1x4 \_\_\_\_\_, 1x6 \_\_\_\_\_, 1x8 \_\_\_\_\_, Other \_\_\_\_\_  
Window and door trim colours: \_\_\_\_\_  
Front entrance door colour: \_\_\_\_\_  
Garage Door: Manufacturer \_\_\_\_\_ Style \_\_\_\_\_  
Colour \_\_\_\_\_

**Driveway**

Material: Pavers \_\_\_\_\_ Concrete \_\_\_\_\_  
Finish: Broom finish \_\_\_\_\_ Exposed aggregate \_\_\_\_\_ Stamped \_\_\_\_\_  
Combination \_\_\_\_\_  
Sidewalks: Pavers \_\_\_\_\_ or Concrete \_\_\_\_\_  
Broom finish \_\_\_\_\_ Exposed aggregate \_\_\_\_\_ Stamped \_\_\_\_\_